



**353 W DRAKE RD**  
**FORT COLLINS, CO 80526**

### Available Space

Rentable: 1,848 SF  
Usable: 1,478 SF  
*\*Approximate*

### Lease Rate

**\$9.25/SF NNN**

### NNN Rate

**\$10.00/SF\***  
*\*2025 estimate  
(electric/gas paid separately)*

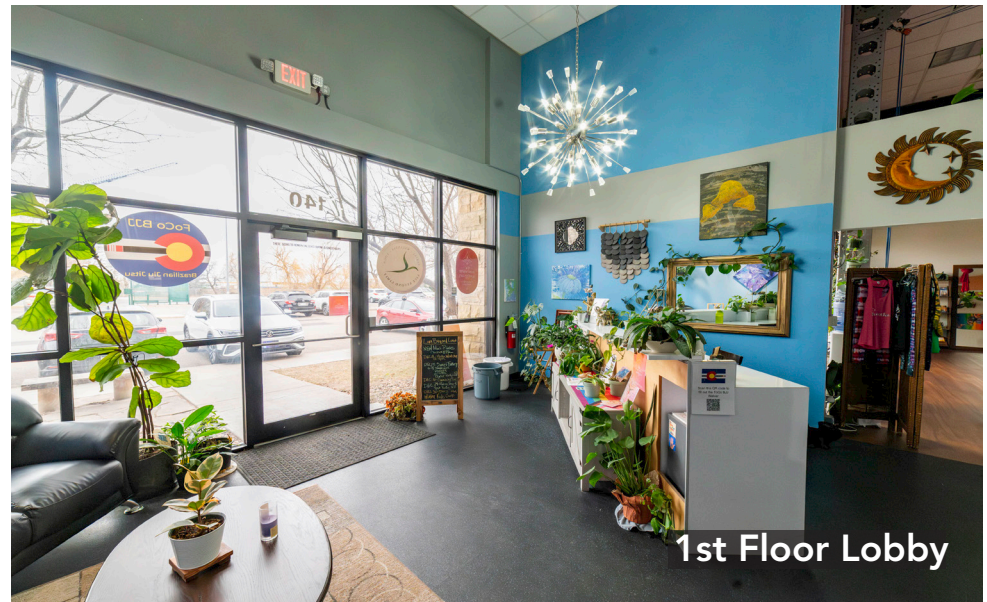
**Gross Monthly Rent: \$2,964.50/mo**

*HIGH-VISIBILITY LOCATION ON DRAKE ROAD AVAILABLE FOR LEASE*

- Extensive open floor plan
- Fitness/wellness space with large Pilates/dance studio — excellent for group classes
- Large windows provide an abundance of natural light
- Ample parking for tenants and customers
  - Window decal space available for signage
  - Close proximity to Colorado State University and College Avenue



# PROPERTY PHOTOS



# 353 W DRAKE RD FLOORPLAN

## Second Floor

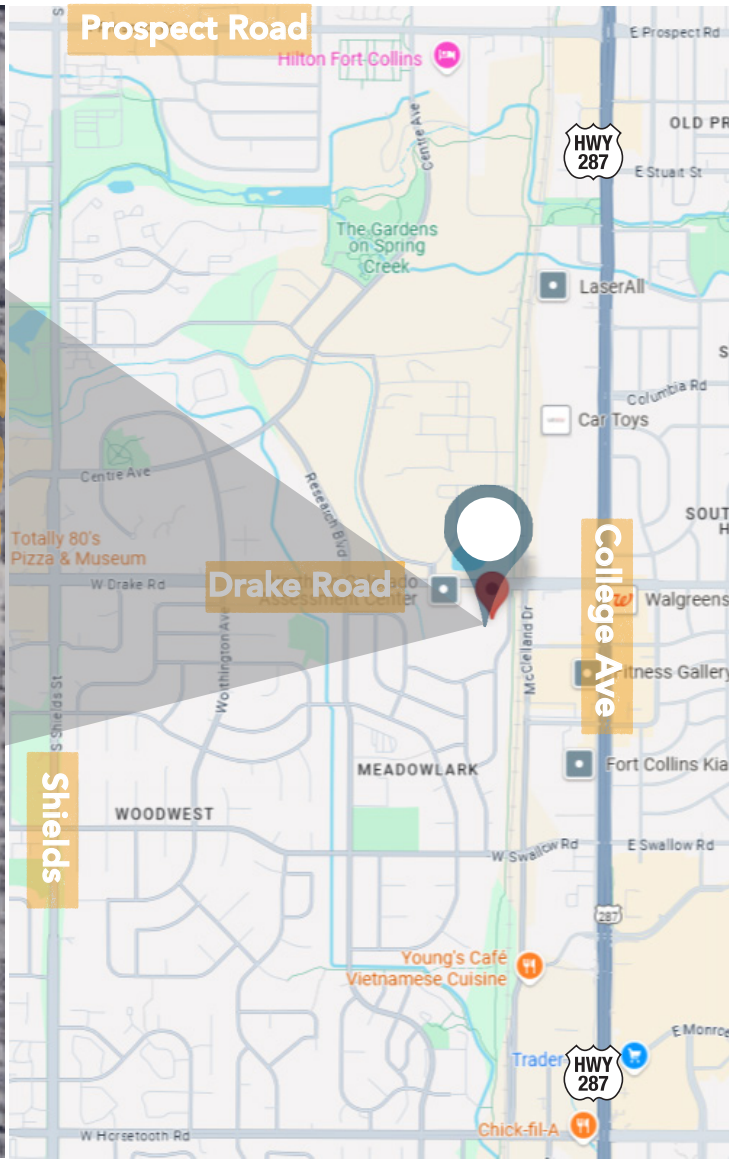


JAKE ARNOLD / NICK NORTON / JACK CHUNKO

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

# AREA MAPS



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